

Golf Manor Housing Plan Outlines Long-Term Solutions.

By JoAnna Brown
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The village of Golf Manor is about 0.6 square miles, located about 8 miles north of downtown Cincinnati, OH., and surrounded by the neighborhoods of Pleasant Ridge and Roselawn. It had a population of 3,999 according to the 2000 census reflecting a negative growth rate trend that started in the 1970s. Today, Golf Manor continues to experience population loss, declining households, under-performing schools, aging housing stock, poor property maintenance, and foreclosures. However not all is gloom and doom. Under the leadership of Mayor Alan Zafiro, the community has seized the opportunity presented by a Workforce Housing Grant and funding available by Community Development Block Grant (CDBG) and Neighborhood Stabilization Program (NSP) to prepare a Housing Plan and develop strategies that address the current and future needs of the community.

The Village of Golf Manor's Housing Plan is complete. The Village of Golf Manor Housing Plan is the product of a public-private initiative to create long-term, sustainable solutions for workforce housing challenges in Hamilton County, Ohio's First Suburbs.

The aim of this housing study was to develop a housing plan for the Village of Golf Manor that addresses both current and future housing needs of the community, as well as adhered to the vision and the goals established by the community. The plan serves as a guide in promoting workforce housing development and improvements within the community.

The Village of Golf Manor Housing Plan is intended to assist the village administrators and housing advocacy partners that participated in its preparation, with the tools to guide growth and development of housing for the near- and long-term. Two key issues that were critical to the Village administrators were addressing problems of blight and increasing housing options for aging residents.

Over the past several years, the problems with property maintenance have grown. Like other first-suburbs, the Village faced problems of absentee landlords and rental property not being maintained to meet building code standards. This was a particular concern in two of the villages residential neighborhoods along Vera Avenue and Stover

Figure 29. Potential Redevelopment Area



Avenue. Both these areas have a high percentage of rental properties that are vacant and/or foreclosed and blighted. In addition, as the Village's population ages, there will be a need of additional housing options that are currently not available.

In 2009, the Village implemented an Exterior Housing Program to assist property owners through a matching grant make exterior repairs to their homes. The Village also used the Neighborhood Stabilization Program, to target Stover Avenue as a community redevelopment area for possible senior housing. The Village plans to work with public agencies and Hamilton County to revitalize Stover back into an attractive residential neighborhood.

Other key plan recommendations included:

1. Actively enforce the Village's building code to require homeowners and landlords to maintain existing property.
2. Aggressively pursue tax delinquent property owners of abandoned property.
3. Work with non-profit/for-profit developers to seek sponsors for additional senior housing options.
4. Collaborate with public and private entities in hosting events that showcase homeownership programs for potential and existing residents of the Village.
5. Continue the Village's Exterior Housing Improvement Grant program for homeowners.
6. Collaborate with local financial/housing institutions to identify properties that may be acquired by grant or foreclosure.
7. Collaborate with local financial institutions to support and offer affordable homeownership loan programs.
8. Develop a marketing plan and public relations strategy to help promote or "re-brand" the Village as a great place to live.
9. Collaborate with public and private entities in pursuing housing development and redevelopment opportunities, which provide diversity in housing choices for all income-levels.
10. Collaborate with public and private entities in hosting events that showcase "good landlord programs" to educate them on rental property maintenance and how to acquire quality tenants.
11. Collaborate with public and private entities in hosting events to educate residents and landlords on foreclosure prevention.
12. Create Community Reinvestment Areas within the redevelopment target areas.
13. Collaborate with public and private entities to create "good tenant" education programs or "welcome wagon" programs to make new tenants feel part of the community including teaching tenants how to reinvest and maintain their homes/rental property.